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P.N. 05-029.01

July 20, 2007

Santa Barbara City Council
735 Anacapa Street
Santa Barbara, CA 93101

Subject: **Appeal of Planning Commission Denial of MST2006-00736
Application for General Plan Amendment and Zone Change Initiation
1400 Rogers Court; PC Hearing of July 12, 2007**

Dear Honorable Council Members:

On behalf of Santa Fe Court LLC, applicants for the subject General Plan Amendment and Zone Change Initiation application, we hereby request a hearing before the City Council to appeal the denial by the Planning Commission of Agenda Item #3 (1400 Roger Court – MST2006-00736) that occurred at the July 12th, 2007 Planning Commission hearing.

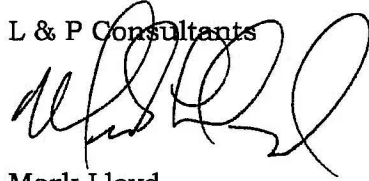
As a matter of record, the applicants do not agree with any of the findings for denial made by the Planning Commission. As an example, the Planning Commission did not adequately consider the inherent public benefits of the General Plan Amendment and Zone Change Initiation request in providing significant levels of affordable housing beyond the requirements of current City policy; the Planning Commission did not adequately consider that the applicants were encouraged in the past by the City Council to further pursue opportunities for additional affordable housing; and that that Commission's finding that affordable housing is no longer a critical need for the City's citizens demonstrates a misplaced sense of the public's health and welfare. Furthermore, a motion by the Planning Commission to initiate the General Plan Amendment and Zone Change request would not have resulted in any decisions for additional development in the City, just the opportunity to consider whether such development would, in part, benefit the public at large. By denying or application, the Planning Commission abandoned all opportunity for further consideration and public input as to the specific application request.

Santa Barbara City Council
July 20, 2007
Page 2

If you have any questions, or wish to discuss this matter further, please do not hesitate to contact me.

Very truly yours,

L & P Consultants

A handwritten signature in black ink, appearing to read 'Mark Lloyd', written over the text 'L & P Consultants'.

Mark Lloyd

Agent for:
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Cc: Mayor Marti Blum
Councilman Roger Horton
Councilwoman Iya Falcone
Councilwomen Helene Schneider
Councilman Brian Barnwell
Councilman Grant House
Councilman Das Williams

(MHL-Santa Fe Court PC Denial Appeal Letter.doc)

